
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, NOVEMBER 04, 2020
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

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REGULAR MEETING

1. **Call to Order** – Chair Alan Parker called the meeting to order at 3:00 p.m.

2. **Moment of Reflection and Pledge of Allegiance**

3. **Roll Call of Commissioners**

Those Present: Chair Alan Parker, Vice Chair Sue Dolan, Treasurer Tony Cline,
Commissioners Paul Bunyard, Fred Jacobsen, Tim Steinhaus

Those Absent: Commissioner Williams

Commissioner Steinhaus moved to excuse the absence of Commissioner Williams

The following votes were cast on the Motion:

Those voting Yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus

Those Absent: Williams

The Motion was Approved.

AURA staff present: Maureen Phair, Executive Director; Carrie Briscoe, Project Manager;
Corey Hoffmann, Legal Counsel; Peggy Salazar, Administrative Specialist

Also present: Lisa Yagi, Assistant Finance Director and one guest.

4. **Approval of the Summary of Minutes**

The Summary of Minutes of the October 7, 2020, AURA Board Meeting stand approved.

Public Comment on Issues Not Scheduled for Public Hearing – Three Minute Limit

None

6. **Public Hearing**

A. Resolution AR-20-09, A Resolution Approving the Arvada Urban Renewal Authority
Budget for Fiscal Year 2021

Maureen Phair presented the 2021 budget and asked for approval to approve and
appropriate the funds. Ms. Phair stated that AURA held a properly noticed public
hearing on November 4, 2020, at which time the public was invited to attend, give
comment on or object to the proposed budget. She thanked Lisa Yagi, City of Arvada,
Assistant Finance Director, Carrie Briscoe, Project Manager, Vice Chair Dolan and
Treasurer Cline with the Finance Committee for all their hard work.

Commissioner Jacobsen moved to approve Resolution AR-20-09, A Resolution Approving
the Arvada Urban Renewal Authority Budget for Fiscal Year 2021

The following votes were cast on the Motion:

Those voting Yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus

Those Absent: Williams

The Motion was Approved.

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- B. Resolution AR-20-10, A Resolution Appropriating the Arvada Urban Renewal Authority Budget for Fiscal Year 2021

Commissioner Jacobsen moved to approve Resolution AR-20-10, A Resolution Appropriating the Arvada Urban Renewal Authority Budget for Fiscal Year 2021

The following votes were cast on the Motion:

Those voting Yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus

Those Absent: Williams

The Motion was Approved.

7. Study Session

None

8. Old Business

None

9. New Business

None

10. Development Update

Maureen Phair, Executive Director, provided the following development updates:

Gas Station at Ralston Creek (9205 Ralston Road) – the demolition of the gas station is complete and ready for redevelopment.

Ralston Creek Village (on former Safeway site) – Berkeley Homes is now officially the developer and is anticipating to break ground in February 2021.

City Stores – Carrie Briscoe, Project Manager, submitted a Request for Proposal (RFP) for asbestos remediation contractors. The RFPs are due on November 13, 2020. At December 2 Board Meeting the AURA staff will bring the proposal to the AURA Board for approval.

Olde Town Residences – Trammell Crow plans to go before the Planning Commission on November 17 for a Conditional Use Permit.

Kipling Ridge Metropolitan District- This district issued bonds in 2005 and will be paid off next month.

The former K-mart site – The developers held a public meeting on October 29, 2020. Ms. Phair provided a brief overview of the proposed development located at 58th and Kipling Street. Ms. Phair stated that the meeting was well received.

11. Public Comment – Five Minute Limit

None

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12. Comments from Commissioners

Commissioner Steinhaus stated that he attended the public meeting for the former K-Mart site development. He also attended the recent Olde Town Arvada Business Improvement District (BID) meeting.

Commissioner Bunyard reported that he is intrigued to hear the support of the projects.

Commissioner Jacobsen asked if the developers with the Tiny Homes project have responded since their financial request.

Ms. Phair stated that the request for financial assistance for the Tiny Homes Project was placed on hold until the financial forecast is reviewed by the AURA Board.

Chair Parker congratulated Ms. Phair for her brother's win as Cheyenne Mayor-Elect.

13. Committee Reports

Commissioner Steinhaus reported that he attended the most recent Olde Town Arvada Business Improvement District (BID) meeting. The BID plans to build an ice-skating rink in the Olde Town Square. He also stated that the Arvada Economic Development Association (AEDA) will be offering a \$5,000 grant from the Emergency Business Loan Fund to Arvada businesses.

Chair Parker reported that he attended an AEDA meeting. He stated that AEDA is instrumental in reaching out to the Arvada business community to activate its business programs.

14. Staff Reports

Maureen Phair, Executive Director, provided the following staff report updates:

Ms. Phair noted the Flash Report is in the Board packet.

Ms. Phair reported that the AURA staff was contacted by COVID Drive-up Community Testing to obtain a temporary use permit and lease the former RTD Park and Ride site located at 5565 Wadsworth Boulevard By-Pass. Trammell Crow agreed to the use of the site until April 1, 2021. A license agreement in the amount of \$1,500 was executed.

Ms. Phair noted the purpose of the newly designed resource site is to replace the hard copy Orientation 3-ring binder produced specifically for AURA Board and staff. She stated the AURA Board and staff are set up to have access to the resource site.

Ms. Phair reported canceling the November 18 Special Meeting to provide more time for the Loftus Pro forma. Therefore at the December 2nd AURA Board Meeting, Economic Planning Systems (EPS), will discuss the Loftus Pro forma. In addition the Board will review the 2nd half of the 10-Year Forecast.

Ms. Phair announced the cancellation of the Christmas Gathering.

Corey Hoffmann, Legal Counsel, had nothing to report.

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15. Executive Session

Corey Hoffmann, Legal Counsel, stated the need for an Executive Session for Instructions to Negotiators, Pursuant to CRS 24-6-402(4) (e) Relating to Potential Projects

Commissioner Jacobsen moved to go into Executive Session for the reasons stated by Legal Counsel.

The following votes were cast on the Motion:

Those voting Yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus


Those Absent: Williams

The Motion was Approved.

The AURA Board convened into the Executive Session at 3:47 p.m. and reconvened into the Regular Meeting at 4:27 pm

16. Adjournment

Chair Parker adjourned the meeting at 4:29 p.m.


Alan Parker, Chair

ATTEST:


Maureen Phair, Executive Director


Carrie Briscoe, Recording Secretary

